

Please Note: This report was completed with the following assumptions: Market Approach: **Fair Market Price** , Marketing Time: **Typical** . Important additional information relating to this report, including use and restrictions, is contained in an attached addendum which is an integral part of this report.

<b>Address</b>	22 Wild Iris Court, Columbia, SC 29209	<b>Order ID</b>	6643834	<b>Property ID</b>	28142836
<b>Inspection Date</b>	03/06/2020	<b>Date of Report</b>	03/07/2020		
<b>Loan Number</b>	39961	<b>APN</b>	163100154		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Richland		

### Tracking IDs

<b>Order Tracking ID</b>	Citi_BPO_03.05.20	<b>Tracking ID 1</b>	Citi_BPO_03.05.20
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	Catamount Properties 2018 LLC	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$71,658	From drive by, the Subject appears to be in average condition and appears to be having renovations from opened front door, looks like contractors are working on the house. Without an interior, cannot determine actual condition whether it's in fair, average or good condition. So for this report's purposes, deferring to average.	
<b>Assessed Value</b>	\$3,520		
<b>Zoning Classification</b>	RG-2		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Vacant		
<b>Secure?</b>	Yes (Owner's locks.)		
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Average		
<b>Estimated Exterior Repair Cost</b>	\$0		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$0		
<b>HOA</b>	No		
<b>Visible From Street</b>	Visible		
<b>Road Type</b>	Public		

### Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	Small subdivision neighborhood with homes built in the 2000's that conform and are maintained.	
<b>Sales Prices in this Neighborhood</b>	Low: \$100,000 High: \$150,000		
<b>Market for this type of property</b>	Remained Stable for the past 6 months.		
<b>Normal Marketing Days</b>	<90		

## Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	22 Wild Iris Court	11 Wild Iris Ct	16 Addlestone Ct	153 Springway Dr
<b>City, State</b>	Columbia, SC	Columbia, SC	Columbia, SC	Columbia, SC
<b>Zip Code</b>	29209	29209	29209	29209
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.05 <sup>1</sup>	0.18 <sup>1</sup>	0.15 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$137,500	\$149,900	\$152,500
<b>List Price \$</b>	--	\$137,500	\$149,900	\$152,500
<b>Original List Date</b>		11/14/2019	01/31/2020	02/10/2020
<b>DOM · Cumulative DOM</b>	-- · --	112 · 114	34 · 36	24 · 26
<b>Age (# of years)</b>	14	14	13	19
<b>Condition</b>	Average	Good	Good	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	2 Stories Conventional	2 Stories Conventional	2 Stories Conventional	2 Stories Conventional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,630	1,614	1,602	1,616
<b>Bdrm · Bths · ½ Bths</b>	4 · 2 · 1	3 · 2 · 1	2 · 2	3 · 2 · 1
<b>Total Room #</b>	9	8	6	8
<b>Garage (Style/Stalls)</b>	Attached 1 Car	Attached 1 Car	Attached 1 Car	Attached 1 Car
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	.10 acres	.10 acres	.10 acres	.10 acres
<b>Other</b>	--	--	--	--

\* Listing 1 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> Subject \$/ft based upon as-is sale price.

## Current Listings - Cont.

**Listing Comments** Why the comparable listing is superior or inferior to the subject.

**Listing 1** MLS Comments: 2-Story Home is in a wonderful, established neighborhood that is close to shopping and interstate. This home has everything a buyer would want! Hardwood floors, Stainless Appliances and a Large Living Room for entertaining! This home includes 3 bedrooms, 2 full bathrooms and a half bathroom downstairs. HOME WARRANTY INCLUDED.BPO Comment: So cosmetic upgrade like the flooring, but the kitchen and bath are 19 years old and a bit dated. So higher average.

**Listing 2** MLS Comments: 2 bedroom, 2 bathroom garden home! Large bedrooms and master closet. Efficient kitchen with eat in area, formal dining room and large great room. Single garage and fenced backyard all make for easy living.

**Listing 3** MLS Comments: 2 bedroom, 2 bathroom garden home! Large bedrooms and master closet. Efficient kitchen with eat in area, formal dining room and large great room. Single garage and fenced backyard all make for easy living.

## Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	22 Wild Iris Court	78 Springway Dr	176 Springway Dr	10 Wild Iris Ct
<b>City, State</b>	Columbia, SC	Columbia, SC	Columbia, SC	Columbia, SC
<b>Zip Code</b>	29209	29209	29209	29209
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.05 <sup>1</sup>	0.20 <sup>1</sup>	0.04 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$132,500	\$133,900	\$137,500
<b>List Price \$</b>	--	\$132,500	\$133,900	\$137,500
<b>Sale Price \$</b>	--	\$130,000	\$133,900	\$137,500
<b>Type of Financing</b>	--	Standard	Standard	Standard
<b>Date of Sale</b>	--	06/10/2019	01/28/2020	10/05/2019
<b>DOM · Cumulative DOM</b>	-- · --	145 · 145	35 · 45	58 · 57
<b>Age (# of years)</b>	14	14	19	14
<b>Condition</b>	Average	Good	Average	Good
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	2 Stories Conventional	2 Stories Conventional	2 Stories Conventional	2 Stories Conventional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,630	1,634	1,424	1,623
<b>Bdrm · Bths · ½ Bths</b>	4 · 2 · 1	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1
<b>Total Room #</b>	9	8	8	8
<b>Garage (Style/Stalls)</b>	Attached 1 Car	Attached 1 Car	None	Attached 1 Car
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	.10 acres	.11 acres	.16 acres	.10 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	-\$10,000	+\$7,650	-\$10,000
<b>Adjusted Price</b>	--	\$120,000	\$141,550	\$127,500

\* Sold 3 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> Subject \$/ft based upon as-is sale price.

## Recent Sales - Cont.

**Reasons for Adjustments** Why the comparable sale is superior or inferior to the subject.

- Sold 1** Adjustments: Superior condition -\$10,000. MLS Comments: 3 Bedroom 2 1/2 Bath home is located on a private cul-de-sac lot in sought after East Lake community. The family room and dining room open up to the kitchen which makes entertaining a treat. All three bedrooms are upstairs and are all good sizes to accommodate most furniture.
- Sold 2** Adjustments: Inferior GLA \$5,150, inferior garage \$2,500. MLS Comments: New floor covering throughout, freshly painted, new stove, and new granite counters in bathrooms. Large family room with fireplace. Kitchen w/ island and pantry. Separate laundry room, very large backyard with privacy fence. BPO Comments: Very clean, but not upgraded. Higher Average.
- Sold 3** Adjustments: Superior condition -\$10,000 .MLS Comments: No listing agent comments provided other than physical characteristics. Photos show good condition.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				Sold 12/13/2019 \$95,000 7/5/2019 \$94,500 Wells Fargo Bk Na			
<b>Listing Agent Name</b>				Se 2006-Rfc1 Tr See attached Tax Record for more details.			
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	1						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>
--	--	--	--	Sold	12/13/2019	\$95,000	Tax Records

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$132,000	\$132,000
<b>Sales Price</b>	\$128,000	\$128,000
<b>30 Day Price</b>	\$125,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Focused search on same complex comps where possible. Both selected comps are same street. Therefore, utilizing S3 for final value and L1 for bracketed listing price. An interior should be definitely be done for more accuracy and see what's being worked on.</p>		

## Clear Capital Quality Assurance Comments Addendum

**Reviewer's Notes** The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

## Subject Photos



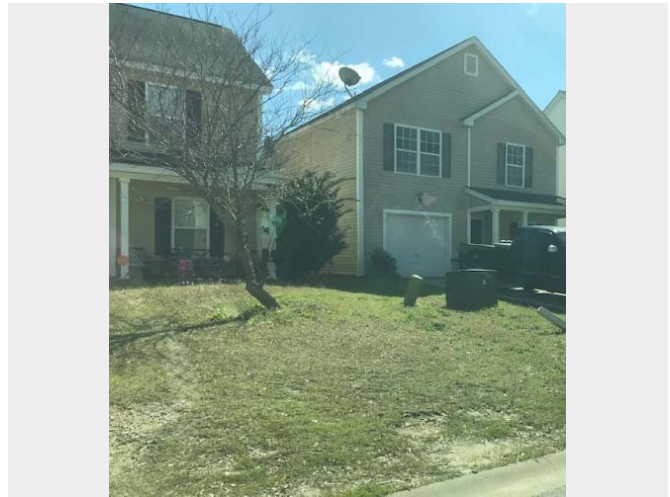
Front



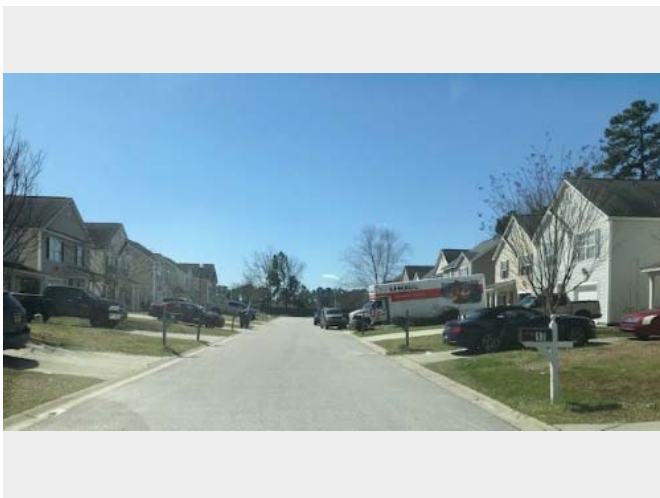
Address Verification



Side



Side



Street



Street

## Subject Photos



Other



## Listing Photos

**L1** 11 Wild Iris Ct  
Columbia, SC 29209



Front

**L2** 16 Addlestone Ct  
Columbia, SC 29209



Front

**L3** 153 Springway Dr  
Columbia, SC 29209



Front

## Sales Photos

**S1** 78 Springway Dr  
Columbia, SC 29209



Front

**S2** 176 Springway Dr  
Columbia, SC 29209



Front

**S3** 10 Wild Iris Ct  
Columbia, SC 29209



Front

## ClearMaps Addendum

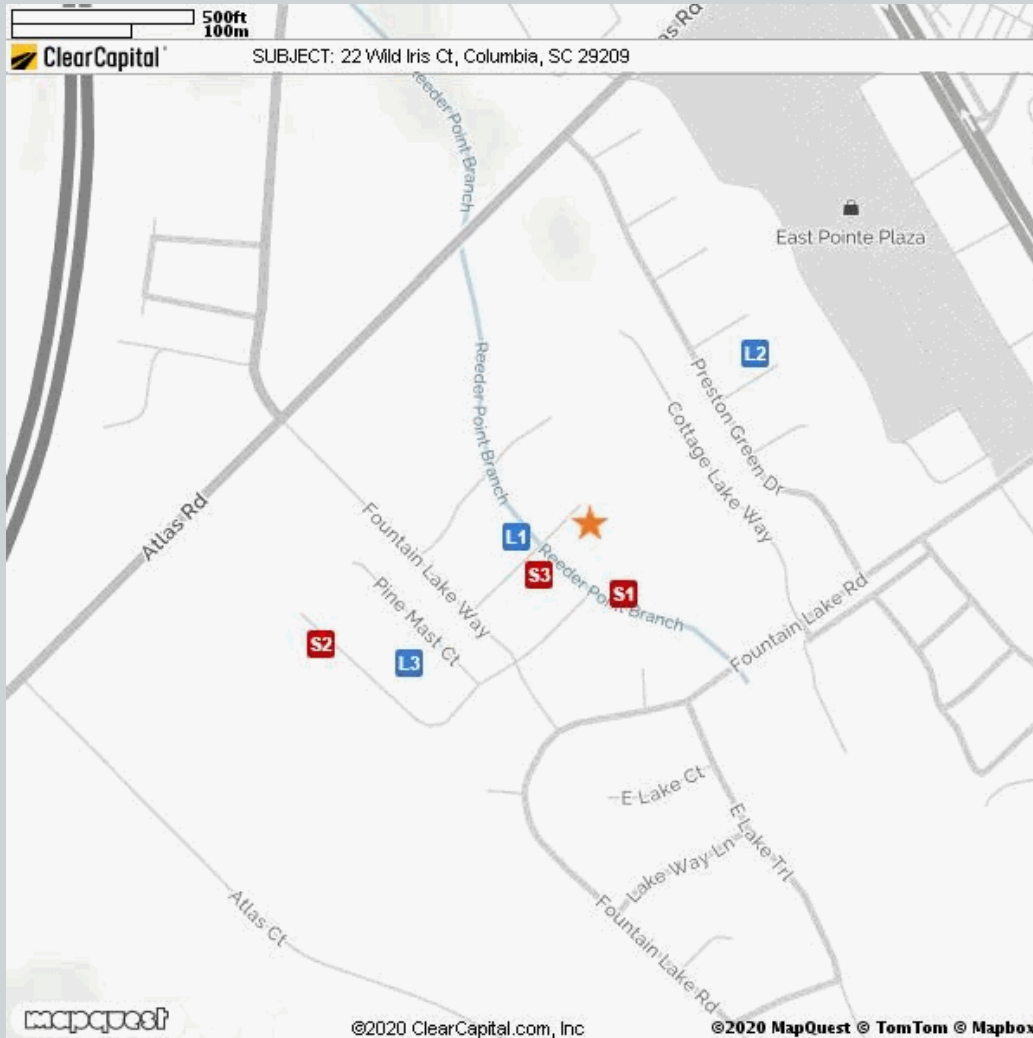
**Address** ★ 22 Wild Iris Court, Columbia, SC 29209

**Loan Number** 39961

**Suggested List** \$132,000

**Suggested Repaired** \$132,000

**Sale** \$128,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	22 Wild Iris Ct, Columbia, SC	--	Parcel Match
L1 Listing 1	11 Wild Iris Ct, Columbia, SC	0.05 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	16 Addlestone Ct, Columbia, SC	0.18 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	153 Springway Dr, Columbia, SC	0.15 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	78 Springway Dr, Columbia, SC	0.05 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	176 Springway Dr, Columbia, SC	0.20 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	10 Wild Iris Ct, Columbia, SC	0.04 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> The Comparable "Distance from Subject" value has been provided by the Real Estate Professional.

## Addendum: Report Purpose

### Market Approach and Market Time

The Market Approach of this report, as established by the customer, is: **Fair Market Price**. (See definition below.)

The Marketing Time as specified by the customer is **Typical**. (See definition below.)

Definitions:

Fair Market Price

A price at which the property would sell between a willing buyer and a willing seller neither being compelled by undue pressure and both having reasonable knowledge of relevant facts.

Distressed Price

A price at which the property would sell between a willing buyer and a seller acting under duress.

Marketing Time

The amount of time the property is exposed to a pool of prospective buyers before going into contract. The customer either specifies the number of days, requests a marketing time that is typical to the subject's market area and/or requests an abbreviated marketing time.

Typical for Local Market

The estimated time required to adequately expose the subject property to the market resulting in a contract of sale.

## Addendum: Report Purpose - cont.

### Report Instructions

This section shows the instructions that were approved by the customer and provided to the broker prior to completing the report.

Instructions last updated: 7/17/2017

Purpose:

Please determine a fair market price for this property at which it would sell in a typical marketing time for the area.

Customer Specific Requests:

\*\*If the property is commercial or mixed use, please stop and contact Clear Capital as soon as possible\*\*

Form Help:

There are blue question marks (?) throughout this form. These are designed to offer guidance for that particular section of the form. Please click on them for help.

Comparable Requirements:

1. Please use fair market comps from the same neighborhood, block or subdivision whenever possible.
2. Please only use REO comparables if the market is driven by REOs and they are comparable in characteristics and condition.
3. Please use comps that have closed in the past 3 months to show the current market conditions or comment in the report if this is not possible. In rapidly changing markets, active listing comps should be given equal or greater weight than sold comps in your analysis.

Standard Instructions:

1. Clear Capital Code Of Conduct - Please make sure that you are always abiding by the Clear Capital Code of Conduct when completing valuation reports.
2. If the subject is currently listed, please consider all available information pertaining to the subject's condition. This information should be utilized when developing the assumption of the subject's condition.
3. Use the subject characteristics provided in the report Grid (if preloaded) to evaluate the property. This information is from a full interior appraisal and is assumed to be most accurate. If your inspection reveals obvious inaccuracies, please explain in the narrative of the report.
4. Include sufficient detail to help our mutual customer gain a complete understanding of the subject's neighborhood such as neighborhood desirability, amenities, parks, schools, commercial or industrial influences, REO activity, traffic, board-up-homes, etc.
5. Do not approach occupants or owners.
6. If the subject is a Commercial property, contact Clear Capital immediately at 530-582-5011 for direction on how to proceed with the report.
7. Please do not accept if you or your office has completed a report on this property in the last month, are currently listing this property, or have any vested interest in the subject property.
8. Clear Capital does not allow any log ins from IP addresses from foreign countries. This includes, but is not limited to; data entry services, form completion services, etc. Also, it is against Clear Capital code of conduct to share your password with anyone who is not a W2 employee in your office.
9. Clear Capital and our mutual customers greatly appreciate your expertise. If you cannot personally inspect the property, select comparables, and determine a price for the subject, please do not accept this report. Per the standards and guidelines adopted by Clear Capital and other industry leaders, the use of assistants to complete any of the aforementioned tasks is not permitted.

## Report Instructions - cont.

Due to the importance of an independent opinion of price, please do not discuss your price with anyone or be influenced by list price, pending offers, accept comp packets, repair estimates or the listing agent's opinion.

1. One current, original photo of the front of the subject 2. One address verification photo 3. One street scene photo looking down the street 4. MLS listing and sold comp photos required, please comment if no MLS.

## Broker Information

<b>Broker Name</b>	James Otis	<b>Company/Brokerage</b>	Asset Realty Inc
<b>License No</b>	114034	<b>Address</b>	412 Oak Brook Drive Columbia SC 29223
<b>License Expiration</b>	06/30/2021	<b>License State</b>	SC
<b>Phone</b>	3233605374	<b>Email</b>	jamesbobbyotis@icloud.com
<b>Broker Distance to Subject</b>	10.90 miles	<b>Date Signed</b>	03/07/2020

*By confirming the above contact and real estate license information and submitting the report, the above signed hereby certifies and agrees that: 1) I personally took the pictures, selected comparables, and determined the price conclusion. 2) To the best of my knowledge, the statements of fact contained in this report are true and correct. 3) The reported analyses, opinions, and conclusions are my personal, impartial, and unbiased professional analyses, opinions, and conclusions. 4) I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved. 5) I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment. 6) My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined price point. 7) I did not base, either partially or completely, my analysis and/or opinion and conclusions in this report on race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law. 8) I maintain errors and omissions insurance, to the extent required by state law, for all liability associated with the preparation of this Report.*

## Disclaimer

**This market analysis may not be used for the purposes of obtaining financing in a federally-related transaction.**

**Unless otherwise specifically agreed to in writing:**

**The intended purpose of this report is to assist the Clear Capital account holder in making decisions within the scope of applicable statutory and regulatory requirements and performing required due diligence. This document is provided solely for the use of the Clear Capital account holder and not any other party, is not intended as any guarantee of value and/or condition of the subject property and should not be relied on as such. In the event that this document is found to be defective, incorrect, negligently prepared or unfit for its authorized use, Clear Capital's sole liability shall be to promptly refund the total fee expended by the account holder for this report or to replace it at no charge to the account holder, but in no event shall Clear Capital be responsible to the account holder for any indirect or consequential damages whatsoever. This warranty is in lieu of all other warranties, express or implied, except where otherwise required by law. The account holder shall notify Clear Capital within thirty (30) days of this report's delivery to the account holder if it believes that this document is defective, incorrect, negligently prepared or unfit for its authorized use. Under no circumstances may Clear Capital forms or their contents be published, copied, replicated, or mimicked.**